

**Planning and Development Committee**

**April 6th, 2011**

**6:00 PM**

**Council Chambers**

**AGENDA**

1. Approval of March 2, 2011 Minutes
2. Council Directed Emergency Action
  - Comp Plan Committee Structure Discussion
  - Solicitation Process
3. Chester Bigelow – Conservation Commission
4. Old Business
  - a. Business Park Priorities Discussion
  - b. Marina/Park Development Concept Update
  - c. Future of Property Assessment Clean Energy (PACE) Initiative
  - d. Hampden Academy Reuse
  - e. Definition of Family Revisited
5. New Business:
  - a. Dennis Paper TIF Update
6. Public Comments:
7. Committee Member Comments
8. Adjourn

**Planning and Development Committee  
Minutes of March 2, 2011  
6:00 PM  
Hampden Council Chambers - Town Office**

**Attendees:** Janet Hughes, Chair  
Matt Arnett  
Jean Lawlis  
William Shakespeare  
Tom Brann

**Guests:**

**Staff:**  
Robert Osborne  
Dean Bennett

**1. Approval of January 5, 2011 Minutes**

Approved by Majority

**2. Board Applications**

None

**3. Old Business**

**a. Business Park RFP Results/Discussion**

David Hughes and Carol Epstein of Epstein Commercial Real Estate presented company qualifications and thoughts on the business park, its potential, types of companies it may attract and Epstein Commercial Real Estate's ability to assist in the marketing and sales of park lots. Carol Epstein suggested that the committee contemplate what their long term desire for the park may be and formulate a vision from which to develop strategy.

Kelli Roy, sales agent for Dawson Commercial, presented company qualifications, background and experience. Kelli expressed her thoughts on the potential of the park and suggested "out of the box" thinking is her preferred approach to park development. Kelli informed the Committee that she, on several occasions has brought clients to the Community and Economic Development office to meet and discuss the park as a potential location.

**Committee Action:**

After discussion, the Committee members agreed that "Park Marketing" be placed on the April agenda for discussion on goals and priority setting for future park development. Consensus of the Committee is to develop a better understanding of priorities so that Committee can provide more direction to RFP respondents.

**b. BEAR Program Final Report**

Committee reviewed the BEAR Final Report and discussed minor clarifications within the report language as suggested by Councilor Hughes. Councilor Hughes, supported by the Committee, specified that the BEAR Program Implementation would remain exclusively within the Planning and Development Committee and separate from the Comprehensive Planning Implementation Committee.

**Committee Action:**

Committee consensus was to forward the Final Report, as amended, to the full Council with recommendation to approve.

**c. Hampden Academy Reuse**

The Committee discussed the ongoing commitment to attend and assist in the discussion on the Reuse meetings. Chairperson Hughes will check with Manager on meeting schedule.

**d. Medical Marijuana and Methadone Draft Text Amendment:**

Committee reviewed the final draft with Councilor Hughes specifically covering the locations/districts within the community that a clinic, as defined, would be allowed. Town Planner Bob Osborne explained that the Planning Board acted on this item as referred to them by the Council. They held two public hearings. They tabled the item after the December hearing and sent it to their Ordinance Committee. The Ordinance Committee recommended changes including the addition of language for methadone clinics. At the January meeting the Planning Board voted to

return the item to Council with a pass recommendation with the language including methadone clinics as well as medical marijuana.

**Committee Action: None.**

**4. New Business:**

**a. Dennis Paper Development Discussion**

Ron Dennis of Dennis Paper presented to the Committee his plans for a major investment in both land acquisition and construction in the planned expansion of his business in Hampden. He requested of the Planning and Development Committee, as suggested by CED Director, that he pursue a TIF application in collaboration with the CED Director.

**Committee Action:**

The Committee directed CED Director to go forward with Ron Dennis in the exploration of a TIF concept/application to be presented to Committee at a future date.

**5. Public Comments:**

Citizens in attendance offered input on topics discussed at meeting. Citizen asked for clarification on the intent of the Medical Marijuana and Methadone Amendment as reviewed. Councilor Hughes explained the intent of regulating through zoning regulations the potential location for such a clinic, to be away from neighborhoods, schools, etc., that would be incompatible with such a use.

Citizen suggested/requested that the BEAR Business Survey be placed on the website. CED responded that would be done, along with the BEAR Strategic Plan if approved by Council (March 21<sup>st</sup>).

Citizen input continued on the need for supporting existing businesses and business attraction to ease tax liability on residential development.

**6. Committee Member Comments**

Town Planner inquired as to the Council's will for the Sustainable Homes Hampden and the PACE program with the dissolution of Maine Green Energy Alliance. Committee agreed to an agenda item to address the question at the April meeting.

CED Director updated Committee on the progress of the Marina project and indicated that DEP's Scott Whittier suggested that the Town give thought to a development plan of the peninsula so that if an agreement is made with Chevron, financial costs which support the development plan would be available for potential funding of the project. Committee suggested CED look into costs associated with the project and place on next month's agenda.

**7. Meeting Adjourned at 8:35pm**

# Comprehensive Plan Committee

## Structure Considerations

### **Objective:**

Develop a committee or sub-committee structure that provides for fair and equitable representation from the community, to review the draft 2010 plan or portions thereof, and make amendment recommendations to the Town Council.

### **Committee Structure:**

#### **Committee**

Create one committee, or sub-committees, comprised of a diversity of people from various backgrounds and interests to complete the objective. Committee representation to be based on one of the following options:

Option #1: Representatives from each voting district.  
4 Voting Districts

Option #2: Representatives from zoning district.

Residential A	Residential B
Village Commercial	Interchange Commercial
Rural Business	Rural
Industrial	Historic

Option #3: Representatives from categorical uses.

Residential	Industrial
Commercial	Rural
Agricultural	Forestry
Marine	

#### Option #4: Representatives from Growth/Rural District Areas.

##### Growth Areas:

Residential  
Commercial  
Industrial  
Business

##### Rural Areas:

Rural  
Rural Conservation  
Aquifer Protection

#### Process:

- Establish committee structure.
- Workshop on statutory requirements, State goals, objectives, content and intent of draft plan.
- Provide pertinent policies, strategies and maps from draft plan to facilitate committee/sub-committee review.
- Committee to complete objective and deliver to Council with recommendation.
- Council to Planning Board – Planning Board Review and Response – Planning Board Recommendations – Submit to Council – Council Submit to State – Council to Review State Objections – State Objections Addressed – Remit to State - Council Public Hearing – Council Consideration of Adoption